044.0	0004	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,100 /	786,100
					USE VALUE:	786,100 /	786,100
					ASSESSED:	786,100 /	786,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEA THOMAS/DEBORAH
Owner 2:	
Owner 3:	
Street 1:	149 FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEA PAUL J & BARBARA F -
Owner 2:	TRUSTEES/SHEA FAMILY TRUST -
Street 1:	149 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,686 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1735 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4686.000	337,600		448,500	786,100
Total Card	0.108	337,600		448,500	786,100
Total Parcel	0.108	337,600		448,500	786,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.08 | /Parcel: 453.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31389
GIS Ref	
GIS Ref	
Insp Date	10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,600	0	4,686.	448,500	786,100	786,100	Year End Roll	12/18/2019
2019	101	FV	257,000	0	4,686.	476,500	733,500	733,500	Year End Roll	1/3/2019
2018	101	FV	257,000	0	4,686.	347,600	604,600	604,600	Year End Roll	12/20/2017
2017	101	FV	257,000	0	4,686.	302,700	559,700	559,700	Year End Roll	1/3/2017
2016	101	FV	257,000	0	4,686.	257,900	514,900	514,900	Year End	1/4/2016
2015	101	FV	242,800	0	4,686.	252,300	495,100	495,100	Year End Roll	12/11/2014
2014	101	FV	242,800	0	4,686.	207,400	450,200	450,200	Year End Roll	12/16/2013
2013	101	FV	242,800	0	4,686.	197,300	440,100	440,100		12/13/2012

!3774!

PRINT

Date	Time
12/10/20	18:55:45

LAST REV

Date	Time
04/09/19	14:57:26
apro	
3774	

USER DEFINED

Prior Id # 1:	31389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA PAUL J & B	42804-298		5/17/2004		408,764	No	No		
	23382-146		7/1/1993			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2004	736	Redo Kit	5,000					UPDATE 1/2 BTH
4/5/2002	209	Re-Roof	3,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	189	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
11/6/2000	Hearing N/C	189	PATRIOT
3/3/2000	Meas/Inspect	263	PATRIOT
8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4686		Sq. Ft.	Site		0	80.	1.20	1									448,465						448,500	

Total AC/HA:	0.10758	Total SF/SM:	4686	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	448,465	Spl Credit		Total:	448,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28253007
Const Adj.:	0.98500049
Adj $ / SQ:	164.228
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414697
Depreciation:	77134
Depreciated Total:	337563

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

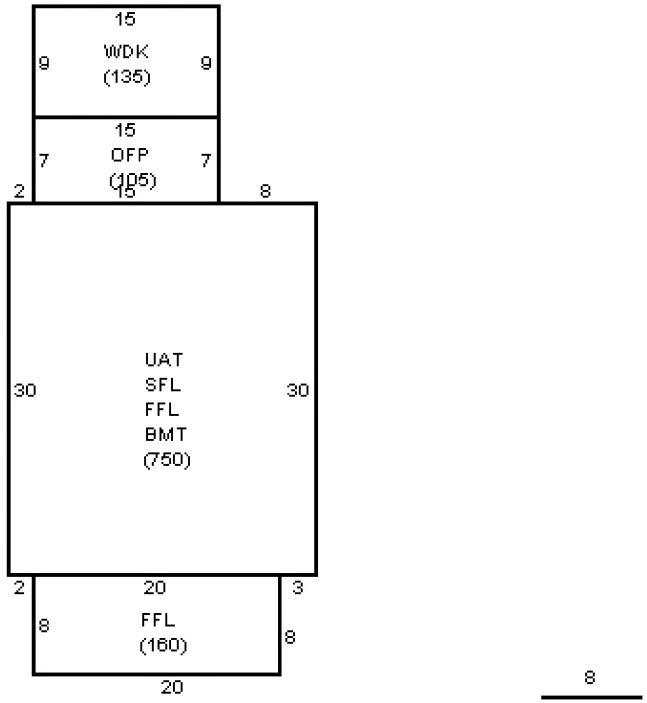
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.23
Special Features:	0	Val/Su Net:	118.96
Final Total:	337600	Val/Su SzAd	203.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	164.230	149,448
BMT	Basement	750	49.270	36,951
SFL	Second Floor	750	164.230	123,171
UAT	Upper Attic	188	85.400	16,012
WDK	Deck	135	13.210	1,783
OFP	Open Porch	105	31.730	3,332

Net Sketched Area:	2,838			Total:	330,697
Size Ad	1660	Gross Are	3400	FinArea	1735

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	